



5 FREEMANS LANE, BURBAGE, LE10 2HZ

OFFERS OVER £200,000

NO CHAIN. Outstanding, professionally modernised, vastly improved and refurbished, traditional terraced cottage property of character in a highly convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculate contemporary style interior includes white panelled interior doors, Karndean woodgrain flooring, feature fireplaces, wood burning stove, refitted kitchen and bathroom, fitted wardrobes, spotlights, wired in smoke alarms, UPVC SUDG offers open plan living dining kitchen, two double bedrooms and shower room. Porcelain paved courtyard to rear with brick built utility room/storeroom. Viewing highly recommended, carpets and blinds included.



TENURE

Freehold

Council Tax Band A

EPC Rating D

ACCOMMODATION

Attractive anthracite composite panelled SUDG front door to

OPEN PLAN REFITTED LIVING/DINING KITCHEN

19'11" x 11'1" (6.09 x 3.40)

Lounge area to front with feature fireplace having raised slate heart, solid oak beam above incorporating a black cast iron Parkray Aspect 5 wood burning stove. Fitted storage cupboards in white. Book and display shelving above. One of the cupboards houses the meters. Karndean woodgrain flooring, radiator inset ceiling spotlights, heat detector and feature oak panelled wall.



REAR REFITTED BREAKFAST KITCHEN

With a fashionable range of partridge grey fitted kitchen units with soft close doors. Inset white undermount ceramic Franke by Villeroy and Boch sink unit, mixed tap above, double base unit beneath, matching range of floor mounted cupboards and drawer. Contrasting white starlight quartz working surfaces above with inset four ring Neff induction hob unit. Neff single fan assisted oven with grill beneath and extractor above. Matching upstands, further range of matching wall mounted cupboard units, integrated fridge freezer, inset ceiling spotlights, Karndean woodgrain flooring, anthracite composite panelled SUDG door leading to the rear of the property.

Stairway to first floor with spindle ballustrades.



FIRST FLOOR LANDING

Inset ceiling spotlights, smoke alarm, door and stairway to second floor. Attractive white panelled interior door to

BEDROOM ONE TO FRONT

10'1" x 11'4" (3.08 x 3.47)

With feature fireplace having a raised slate hearth, incorporating an original black cast iron fireplace, blue wood surrounds, two built in double wardrobes to side alcoves in white, feature panelled wall in blue, two overhead bed lights, radiator, inset ceiling spotlights, TV aerial and power points for a flat screen TV, The power points and light switches are in chrome.



REFITTED SHOWER ROOM

9'4" x 5'7" (2.85 x 1.72)

With Roca white suite consisting of a fully tiled walk in shower with glazed shower screen, rain shower above, and hand held shower to side, vanity sink in gloss anthracite, drawers beneath. Low level WC, large chrome heated towel rail, inset ceiling spotlights, extractor fan. Floor to ceiling white high gloss storage cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water. New as of 2025 with wireless digital programmer and thermostat. Ceramic tiled flooring



SECOND FLOOR BEDROOM TWO

10'1" x 11'0" (3.09 x 3.36)

With built in storage cupboards into the eaves in white. Further cupboard into the eaves with boarded storage space, original beams to ceiling, radiator, inset ceiling spotlights, smoke alarm, double glazed Velux window with built in blind.



OUTSIDE

The property is set back from the road, covered shared access leading to the rear of the property. Adjacent to the rear of the property is a grey porcelain paved courtyard with outside lighting, beyond which is a

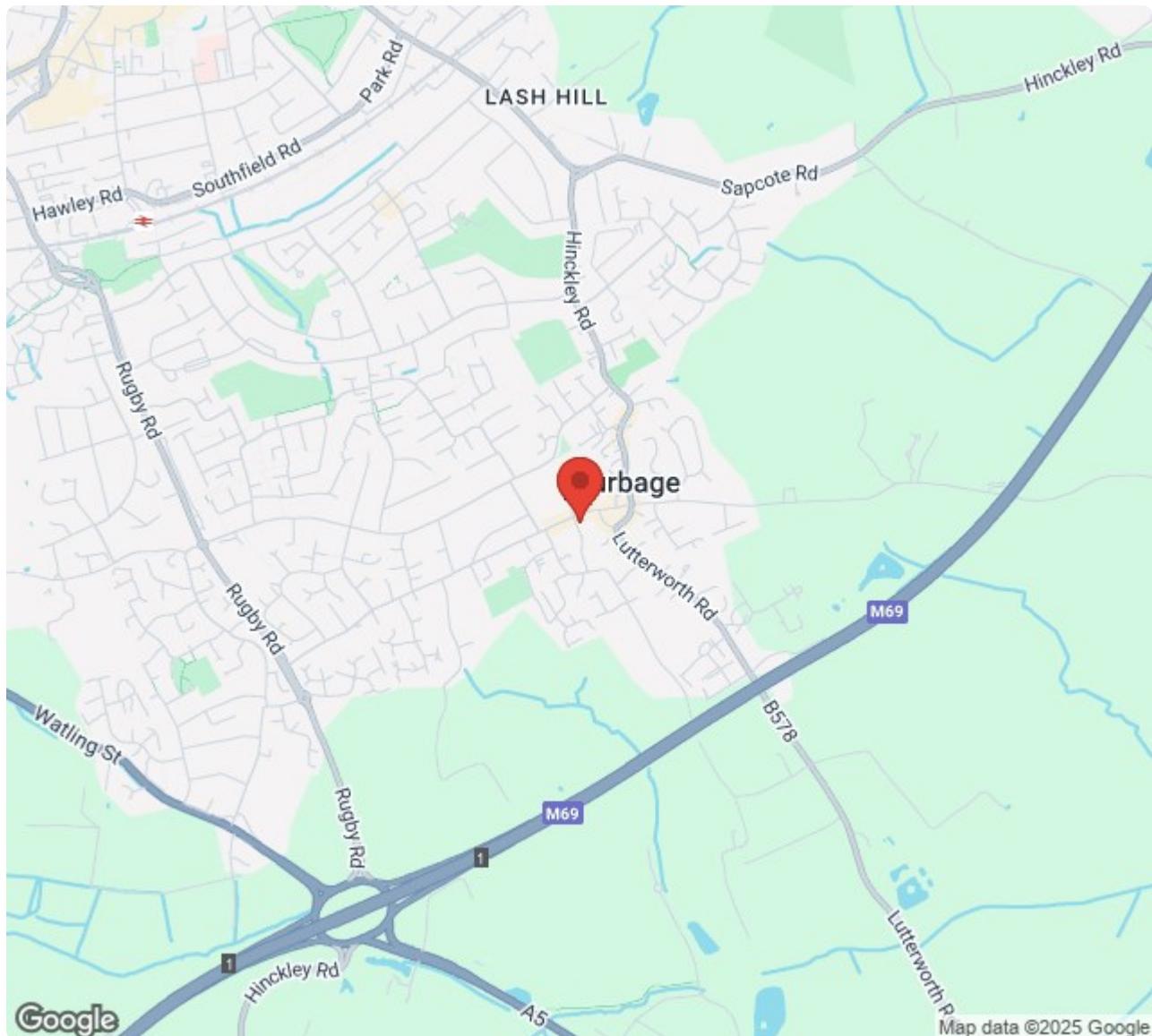


BRICK BUILT UTILITY AND STORE ROOM

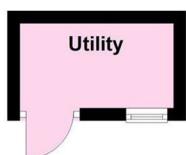
8'1" x 4'5" (2.47 x 1.36)

With fitted black roll edge working surface, white cupboard beneath, appliance recess point, plumbing for automatic washing machine, light and power, ceramic tiled flooring and black timber door to front.



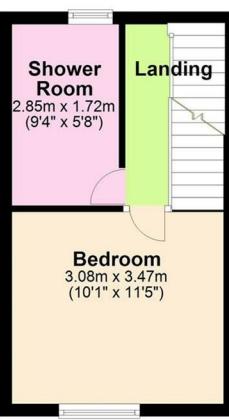
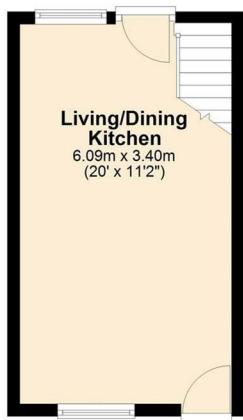


Ground Floor

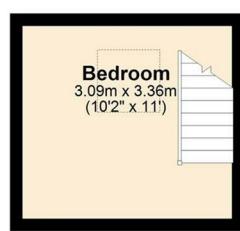


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

First Floor



Second Floor



EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	86
(81-91) B	58
(69-80) C	
(55-68) D	
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(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

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